



APPLICATION ACCEPTED: June 14, 2012
PLANNING COMMISSION: April 25, 2013
APPLICATION AMENDED: May 22, 2013
BOARD OF SUPERVISORS: June 18, 2013

County of Fairfax, Virginia

June 3, 2013

STAFF REPORT ADDENDUM

APPLICATION SE 2012-PR-012

PROVIDENCE DISTRICT

APPLICANT:	TD Bank, National Association
ZONING:	C-5, H-C
PARCEL(S):	50-3 ((5)) (5)-501
ACREAGE:	0.63 acres
SPECIAL EXCEPTION CATEGORY:	Category 5: Drive-In Financial Institution
PLAN MAP:	Community-Serving Retail
PROPOSAL:	To replace existing 2,040 sf service station with a 2,552 sf bank branch building w/two drive-thru lanes.

Staff recommends that SE 2012-PR-012 be approved subject to the development conditions contained in Attachment 2 of this Addendum.

Staff recommends that the following waivers and modifications be approved:

- Waiver of the loading space requirement for the drive-in financial institution use.
- Deviation from the Tree Preservation Target per 122-2-3(b) of the County Code in favor of landscaping shown on the SE plat.
- Modification of the major trail requirement in favor of 5-foot concrete sidewalks

Michael H. Lynskey

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application. For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



DESCRIPTION OF REVISIONS:

The applicant, TD Bank, National Association, has requested a Special Exception to allow construction of a drive-in financial institution in a C-5/H-C zoning. Parcel no. 50-3 ((5)) (5)-501 is 0.63 acres and located on Arlington Boulevard, at its intersection with Graham Road. The Staff Report, recommending approval of the application, was published on April 10, 2013, and included the six-page SE Plat, identified as "Special Exception Plat for TD Bank" and dated March 22, 2012, as revised through April 02, 2013.

Since the publication of the staff report, the applicant has revised the building elevations on Sheet 6 of the SE Plat to more accurately reflect the grade difference between the drive-thru lanes and main building. Sheet 3 of the SE Plat, being the main site plan for the proposal, has also been updated to reflect minor revisions to the dimensions of the drive-thru canopy, in order to accommodate the architectural revisions. The SE Plat has been updated to reflect a May 22, 2013 revision date and the proposed development conditions have been revised to reference that revision date. No other revisions have been made to the SE plat or conditions.

Summary of Revisions:

- Sheet 6 of SE Plat features updated building elevations.
- Sheet 3 of SE Plat features revised drive-thru canopy dimensions.
- New revision date of May 22, 2013 for SE Plat;
- Development condition No. 2 revised to reflect current SE Plat revision date;
- Date of development conditions revised to June 3, 2013.

CONCLUSIONS AND RECOMMENDATIONS

Staff requested these revisions to the SE Plat purely to reflect the most accurate and up-to-date information on the plat, and consider the revisions purely informational in nature and not having any real impact on the functionality of the site or other considerations of the proposal. Staff continues to recommend approval of the Special Exception request, subject to the proposed development conditions.

Staff recommends that SE 2012-PR-012 be approved subject to the development conditions contained in Attachment 2 of this Addendum.

Staff recommends that the following waivers and modifications be approved:

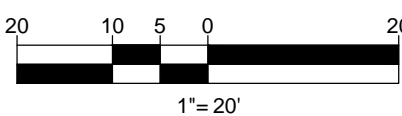
- Waiver of the loading space requirement for the drive-in financial institution use.
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It should be noted that it is not the intent of Staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. It should be further noted that the content of this report reflects the analysis and recommendation of Staff; it does not reflect the position of the Board of Supervisors.

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ATTACHMENTS

1. Revised SE Plat (Six pages)
2. Revised Development Conditions (dated June 3, 2013)

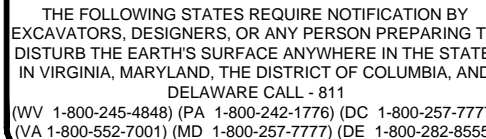


1. THIS PLAN IS BASED ON A BOUNDARY & TOPOGRAPHICAL/ALTA SURVEY SURVEY BY:
BOHLER ENGINEERING
ENTITLED: "ALTA/TACSM LAND TITLE SURVEY TD BANK, N.A., 7230 ARLINGTON BOULEVARD LOT 501 RESUBDIVISION OF LOTS 1-9 & 55-57 INCLUSIVE BLOCK 5, WOODLEY NORTH D.B. 1049 PG. 68 PROVIDENCE VIRGINIA"
PROJECT#: SS107519
DATE: 03-13-12
2. ALL ELEVATIONS SHOWN ARE BASED ON THE SURVEYOR'S BENCHMARK, AS REFERENCED IN THE SURVEY, AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAK.
3.

<u>OWNER</u>	<u>DEVELOPER</u>
FAIRFAX PETROLEUM REALTY LLC 6820 B COMMERCIAL DR SPRINGFIELD, VA 22151	TD BANK 12000 HORIZON WAY MT. LAUREL, NJ 08054 MICHAEL POWELL 703-968-7106
4. PARCEL DATA:
TAX MAP #050-3 (55) (5) 501 - 0.631 AC (27.491 SF)
5. ZONE: C-5 (NEIGHBORHOOD RETAIL COMMERCIAL DISTRICT)

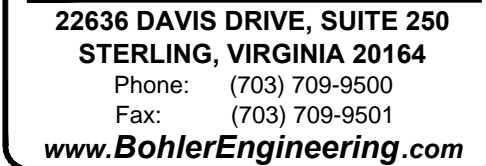
BULK REQUIREMENTS		ALLOWED/REQUIRED	PROVIDED
A. MIN. LOT AREA		40,000 SF	0.63 AC (27,491 SF)
B. MIN. BUILDING SETBACK			
FRONT SETBACK (ARLINGTON BOULEVARD)	40'		80.0± (BUILDING) 77.0± (BUILDING CANOP)
FRONT SETBACK (GRAHAM ROAD)	40'		62.0± (BUILDING) 59.0± (DRIVE-THRU CANO
SIDE SETBACK (EAST PROPERTY LINE)	N/A		31.0± (BUILDING) 28.0± (BUILDING CANOP
REAR SETBACK (NORTH PROPERTY LINE)	20'		50.0± (BUILDING) 27.0± (DRIVE-THRU CANO
C. MIN. PARKING SETBACK			
FRONT SETBACK (ARLINGTON BOULEVARD)	10'		12.7±
FRONT SETBACK (GRAHAM ROAD)	10'		15.5±
SIDE SETBACK (EAST PROPERTY LINE)	4'		6.5±
REAR SETBACK (NORTH PROPERTY LINE)	4'		15.4±
D. PARKING REQUIREMENT			
a. 4.0 SPACES PER 1,000 SF OF GROSS FLOOR AREA	12 SPACES		19 SPACES
b. STACKING REQUIREMENTS: 5 FOR THE FIRST TWO WINDOWS, 2 FOR EACH ADDITIONAL WINDOW	10		10
c. MIN. PARKING SPACE DIMENSIONS			
90° SPACES	8.5' x 18'		9' x 18'
E. FLOOR AREA RATIO (F.A.R.)	0.30		0.10
F. MIN. DRIVE AISLE	23'		24±
G. MAX. BUILDING HEIGHT	40'		±25'
I. OPEN SPACE	20%		20%±
J. LOADING (ONE FOR GSF BELOW 10,000)	1		(WAIVER REQUESTED)

REV	DATE	COMMENT	BY
1	05/17/12	REV. PER COUNTY COMMENTS	NTG
2	09/26/12	REV. PER COUNTY COMMENTS	NTG
3	12/04/12	REV. PER COUNTY COMMENTS	NTG
4	02/20/13	REV. PER CLIENT COMMENTS	NTG
5	03/22/13	REV. PER COUNTY COMMENTS	NTG
6	04/02/13	REV. PER COUNTY COMMENTS	NTG
7	04/22/13	REV. BUILDING ARCHITECTURE	NTG



PROJECT No.:	S107519
DRAWN BY:	NTG
CHECKED BY:	MJO
DATE:	03/22/12
SCALE:	1"=20'
CAD I.D.:	SE7

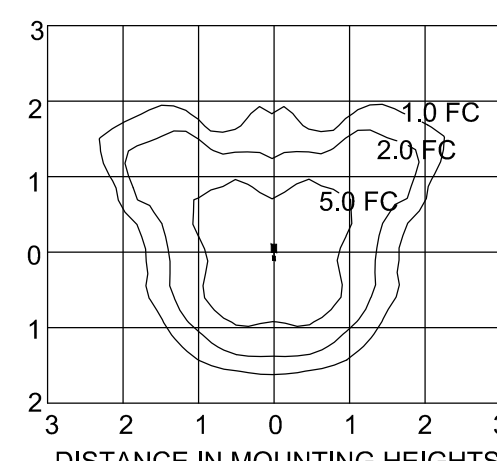
LOCATION OF SITE
7230 ARLINGTON BOULEVARD
PROVIDENCE DISTRICT
FALLS CHURCH
FAIRFAX COUNTY, VIRGINIA



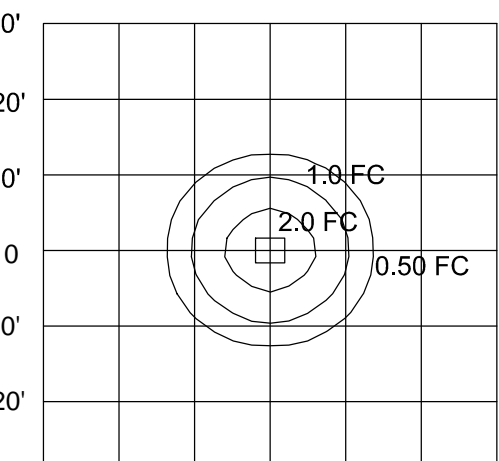
SHEET NUMBER:
3
OF 6

LIGHTING SCHEDULE

FIXTURE	PROP. # FIXTURES	MOUNTING HEIGHT	DESCRIPTION
CANOPY	4 (32 BULBS)	12'	CRESENT/STONCO CATALOG#: TLC35NLXL-1 NARROW CHANNEL 35 WATT T8 (48") 0° BALLAST



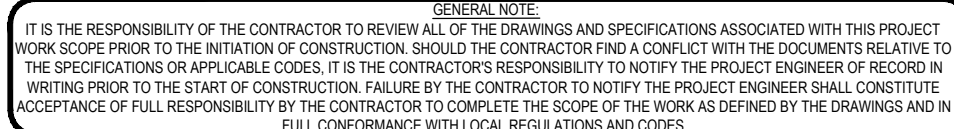
DISTANCE IN MOUNTING HEIGHTS
WIDE-LITE
400W METAL HALIDE
18' MOUNTING HEIGHT
SPECTRA III
MODEL #AL3M-400-3F



400 WATT AREA LIGHT
ISO-RING DETAIL
NOT TO SCALE

CANOPY LIGHT
ISO-RING DETAIL

NOT TO SCALE



TD Bank

Open 7 Days

10'-1"

7'-2"

20'-0"

12'-10"

Grade

6'-0"

3'-0" Ø

Electrical Conduit For Primary Power

6'-0"

3'-0" Ø

2500 PSI Concrete Footing

Callouts:

- Extruded Cabinet Panel #1809 & #1840 Top & Sides, Case & Retainer Painted To Match TD Bank Gun Green (Satin Finish) (MP-SVCC2374)
- 177 The White Maincoat (S, #728 (S&G) Polycarbonate, W/ 3M 352-62 (1) Transpacer, Dark Green Vinyl & 3M 3532-5830 Translucent Light Green Vinyl Applied First Surface
- Polished Aluminum Extrusion Painted To Match TD Bank Dark Green (Satin Finish) (MP-SVCC2374)
- 5" x 8" x 3/16" Thick Steel Column
- 1/2" x 18" x 1" Thick Steel Base Plate
- 1-1/4" Ø x 5'-0" Long (Ø" Thread) Hook
- A-36 Steel Anchor Bolts
- 3 Nylon Washers Per Bolt

T. PYLON 718aft

ELEVATION

SCALE: 1/4" = 1'-0"

7/8 BF

SIDE VIEW

SCALE: 1/4" = 1'-0"

PYLON SIGN DETAIL

E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED		
E1	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C10) =	0
E2	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING (D17) =	3,600
E3	TOTAL OF CANOPY AREA PROVIDED THROUGH OFFSITE MECHANISM (D19) =	0
E4	TOTAL OF 10-YEAR TREE CANOPY PROVIDED =	3,600
	PERCENTAGE OF 10-YEAR TREE CANOPY PROVIDED =	13.10%

REVISIONS			
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5	03/22/13	REV. PER COUNTY COMMENTS	NTG
6	04/02/13	REV. PER COUNTY COMMENTS	NTG
7	04/22/13	REV. BUILDING ARCHITECTURE	NTG



THE FOLLOWING STATES REQUIRE NOTIFICATION BY
EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO
DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND
DELAWARE CALL - 811
WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555).


NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	S107519
DRAWN BY:	NTG
CHECKED BY:	MJO
DATE:	03/22/12
SCALE:	1"=20'
CAD I.D.:	SE7

PROJECT: **SPECIAL
EXCEPTION
PLAT
FOR**

TD

LOCATION OF SITE
7230 ARLINGTON BOULEVARD
PROVIDENCE DISTRICT
FALLS CHURCH
FAIRFAX COUNTY, VIRGINIA

 **BOHLER**
ENGINEERING

22636 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164

Phone: (703) 709-9500
Fax: (703) 709-9501

www.BohlerEngineering.com

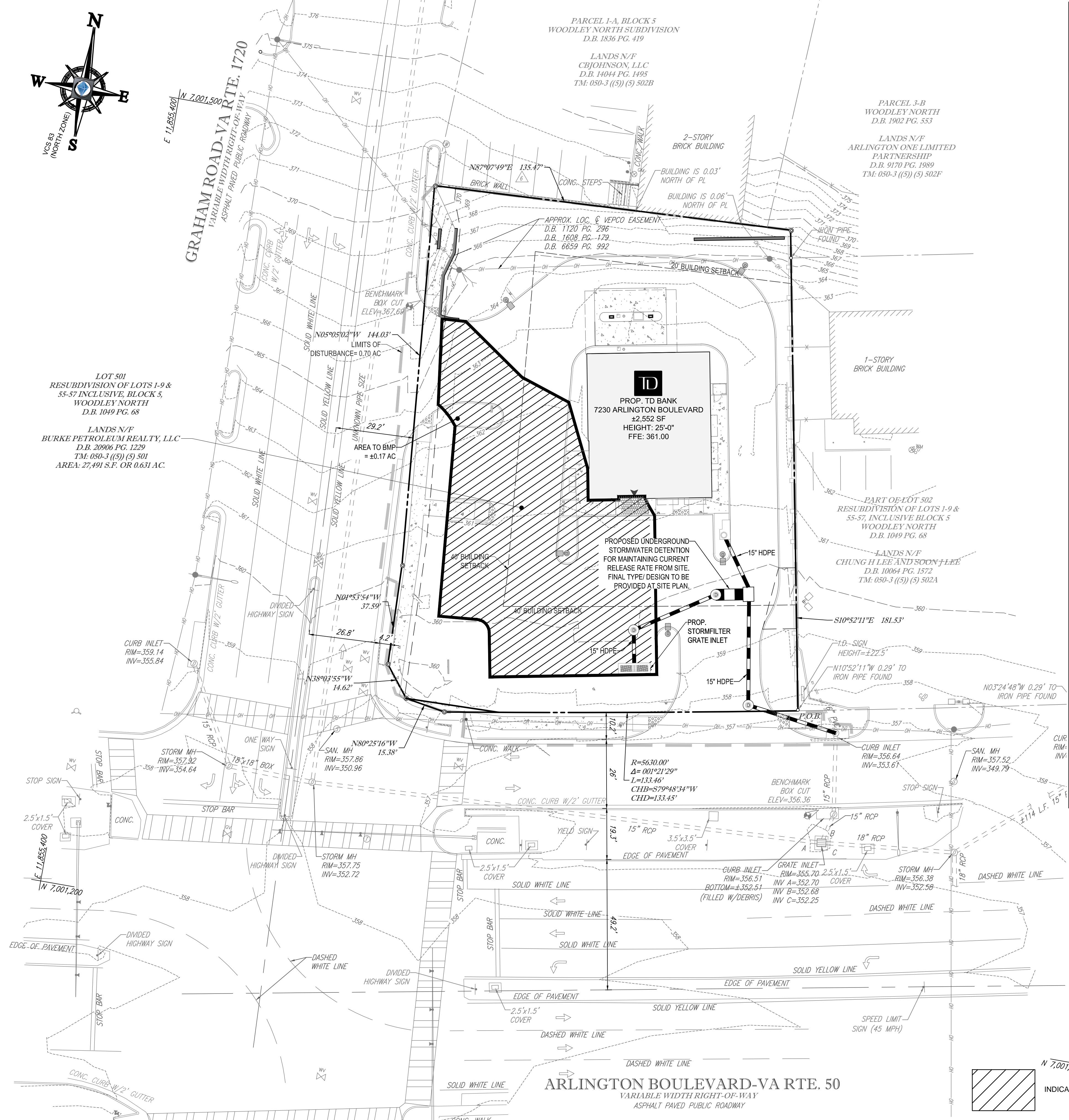
COMMONWEALTH OF VIRGINIA
MICHAEL J. O'HARA JR.
Lic. No. 34168
05/30/13
PROFESSIONAL ENGINEER

SHEET TITLE:

LANDSCAPE
PLAN

SHEET NUMBER:

4
OF 6



MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

THE FOLLOWING INFORMATION IS REQUIRED TO BE SHOWN OR PROVIDED IN ALL ZONING APPLICATIONS, OR A WAIVER REQUEST OF THE SUBMISSION REQUIREMENT WITH JUSTIFICATION SHALL BE ATTACHED. NOTE: WAIVERS WILL BE ACTED UPON SEPARATELY. FAILURE TO ADEQUATELY ADDRESS THE REQUIRED SUBMISSION INFORMATION MAY RESULT IN A DELAY IN PROCESSING THIS APPLICATION.

THIS INFORMATION IS REQUIRED UNDER THE FOLLOWING ZONING ORDINANCE PARAGRAPHS:

SPECIAL PERMITS (8-011 21 & 21.1) SPECIAL EXCEPTIONS (9-011 21 & 21.1)

CLUSTER SUBDIVISION (9-615 1G & 1N) COMMERCIAL REVITALIZATION DISTRICTS (9-622 2A (12) & (14))

DEVELOPMENT PLANS PRC DISTRICT (16-302 3 & 4) PRC PLAN (16-303 1E & 1O)

FDP P DISTRICTS (EXCEPT PRC) (16-502 1F & 1Q) AMENDMENTS (18-202 10F & 10I)

1. PLAT IS AT A MINIMUM SCALE OF 1"=50' (UNLESS IT IS DEPICTED ON ONE SHEET WITH A MINIMUM SCALE OF 1"=100').
2. A GRAPHIC DEPICTING THE STORMWATER MANAGEMENT FACILITY(IES) AND LIMITS OF CLEARING AND GRADING ACCOMMODATE THE STORMWATER MANAGEMENT FACILITY(IES), STORM DRAINAGE PIPE SYSTEMS AND OUTLET PROTECTION, POND SPILLWAYS, ACCESS ROADS, SITE OUTFALLS, ENERGY DISSIPATION DEVICES, AND STREAM STABILIZATION MEASURES AS SHOWN ON THIS SHEET.

3. PROVIDE: ON SITE STORMWATER MANAGEMENT FACILITY MAY BE REQUIRED UNLESS THE POST DEVELOPMENT IMPERVIOUS AREA IS DECREASED AT TIME OF SITE PLAN OR WAIVER IS APPROVED.

FACILITY NAME/TYPE & NO.	ON-SITE AREA SERVED (ACRES)	OFF-SITE AREA SERVED (ACRES)	DRAINAGE AREA (ACRES)	FOOTPRINT AREA (SF)	STORAGE VOLUME (CF)	IF POND, DAM HEIGHT (FT)
STORM FILTER	0.17 AC.	0.00 AC.	0.17 AC.	15 SF	N/A	N/A
UG DETENTION (QUANTITY)	0.43 AC.	0.00 AC.	0.43 AC.	350 SF	1,000*	N/A

*TO BE REDUCED TO MINIMUM REQUIRED BY FINAL DESIGN

4. ON-SITE DRAINAGE CHANNELS, OUTFALLS AND PIPE SYSTEMS ARE SHOWN ON THIS SHEET.
5. MAINTENANCE ACCESS (ROAD) TO STORMWATER MANAGEMENT FACILITY(IES) ARE NOT APPLICABLE.
6. LANDSCAPING AND TREE PRESERVATION SHOWN IN AND NEAR THE STORMWATER MANAGEMENT FACILITY IS SHOWN ON N/A. SITE LANDSCAPING IS SHOWN ON SHEET 4.
7. A 'STORMWATER MANAGEMENT NARRATIVE' WHICH CONTAINS A DESCRIPTION OF HOW DETENTION AND BEST MANAGEMENT PRACTICES REQUIREMENTS WILL BE MET IS PROVIDED ON THIS SHEET.
8. A DESCRIPTION OF THE EXISTING CONDITIONS OF EACH NUMBERED SITE OUTFALL EXTENDED DOWNSTREAM FROM THE SITE TO A POINT WHICH IS AT LEAST 100 TIMES THE SITE AREA OR WHICH HAS A DRAINAGE AREA OF AT LEAST ONE SQUARE MILE (640 ACRES) IS PROVIDED ON THIS SHEET.
9. A DESCRIPTION OF HOW THE OUTFALL REQUIREMENTS, INCLUDING CONTRIBUTING DRAINAGE AREAS OF THE PUBLIC FACILITIES MANUAL WILL BE SATISFIED IS PROVIDED ON THIS SHEET.
10. EXISTING TOPOGRAPHY WITH MAXIMUM CONTOUR INTERVALS OF TWO (2) FEET AND A NOTE AS TO WHETHER IT IS AN AIR SURVEY OR FIELD RUN IS PROVIDED ON SHEET 2.
11. A SUBMISSION WAIVER IS REQUESTED FOR: N/A
12. STORMWATER MANAGEMENT IS REQUIRED AT THIS TIME BECAUSE: PRE TO POST IMPERVIOUS AREA IS INCREASED.

STORM WATER MANAGEMENT & BMP NARRATIVE

THE SUBJECT SITE CONSISTS OF AN EXISTING GAS STATION ON LOT 501 WITH MODERATE SLOPES. THE PROPOSED SITE SHALL CONSIST OF A BANK WITH A REMOTE DRIVE-THRU CANOPY, ONE (1) STORMFILTER BMP STRUCTURE (OR EQUIVALENT), UNDERGROUND DETENTION, UTILITIES, AND ASSOCIATED PARKING.

THE INCREASE IN IMPERVIOUS AREA FOR THIS SITE IS CURRENTLY 6%, LESS THAN A 20% INCREASE, THEREFORE THE SITE QUALIFIES AS REDEVELOPMENT UNDER THE PFM. THEREFORE A MINIMUM PHOSPHOROUS REMOVAL EFFICIENCY OF 10% IS REQUIRED TO CONFORM WITH SECTION 6-401.2B OF THE PUBLIC FACILITIES MANUAL (PFM). THIS 10% IS REDUCED/MODIFIED WHEN IMPERVIOUS PERCENTAGE OF POST DEVELOPMENT, BEST MANAGEMENT PRACTICES (BMP'S) WILL BE PROVIDED FOR THE SUBJECT SITE THROUGH A STORMFILTER INLET OR EQUIVALENT STRUCTURE REMOVING A MINIMUM 10% PHOSPHOROUS OR AS OTHERWISE MODIFIED BY THE REDEVELOPMENT EQUATION. THE BMP TREATMENT FACILITY WILL BE DESIGNED WITH THE FINAL SITE PLAN PLAN. IF, DUE TO DESIGN CONSTRAINTS, MODIFICATIONS NEED TO BE MADE TO THE BMP FACILITY, THE APPLICANT RESERVES THE RIGHT TO REPLACE THE STORMFILTER INLET OR EQUIVALENT STRUCTURE WITH A SIMILAR BMP TREATMENT WHICH WILL STILL PROVIDE THE 10% MINIMUM PHOSPHOROUS REMOVAL REQUIREMENT OR AS OTHERWISE MODIFIED BY THE REDEVELOPMENT EQUATION.

SEE 'PRE TO POST SWM SUMMARY' ON THIS SHEET FOR PRE-DEVELOPMENT TO POST-DEVELOPMENT CALCULATIONS.

OUTFALL ANALYSIS

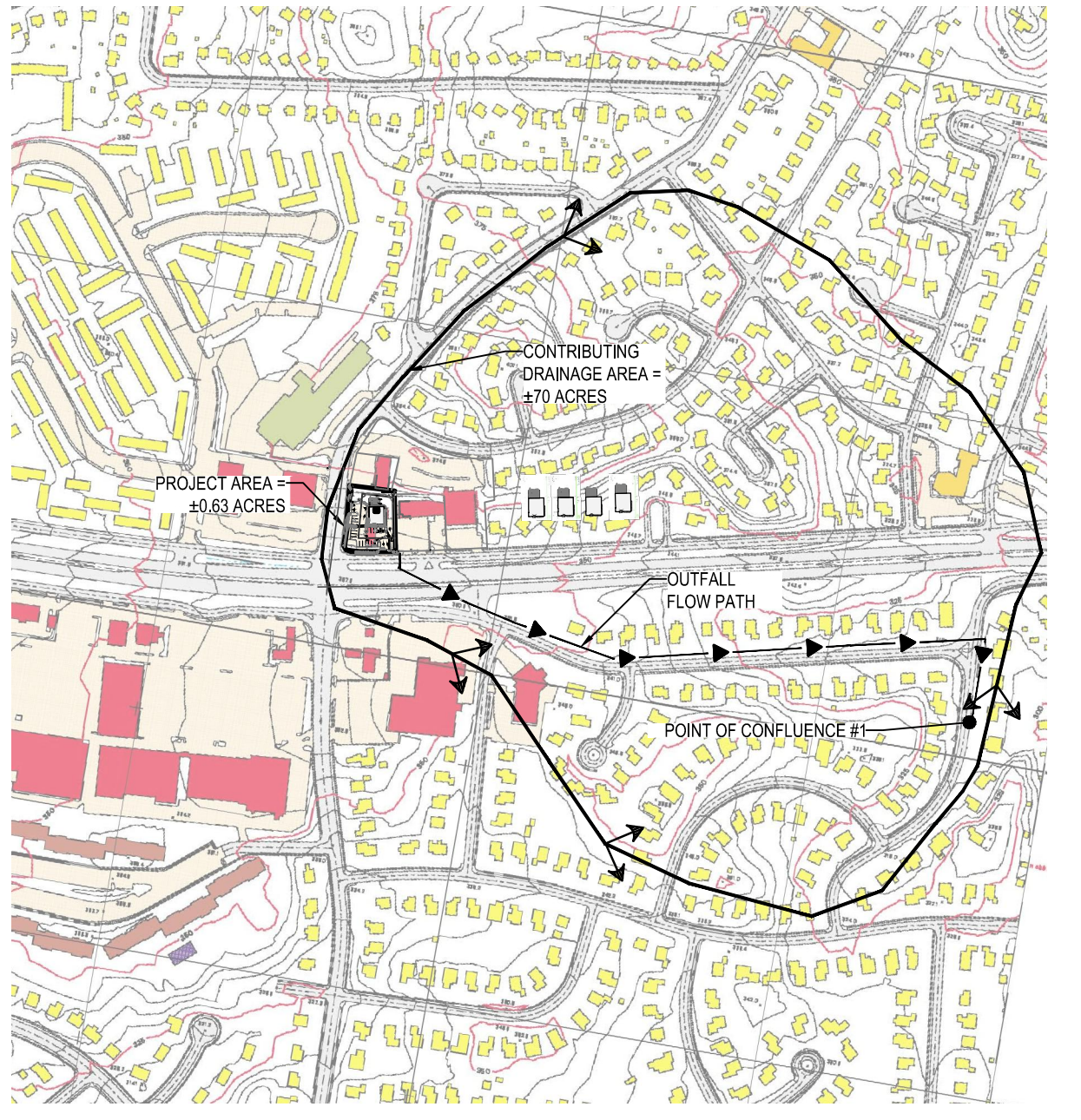
THE PROPOSED REDEVELOPMENT OUTFALLS TO THE SOUTH INTO A PIPED STORM SYSTEM. THIS CLOSED STORM SEWER SYSTEM ULTIMATELY LEADS TO THE POTOMAC RIVER THROUGH THE CAMERON RUN WATERSHED.

THE PROPOSED REDEVELOPMENT FLOW (+0.63 ACRES SITE AREA) WAS TRACED TO A POINT AT LEAST 100X THE SITE AREA AS REQUIRED UNDER A SPECIAL EXCEPTION. THE SYSTEM IS COMPLETELY PIPED UP TO THIS 100X DRAINAGE AREA.

A COMBINATION OF A SITE SURVEY, SITE VISIT, AND FAIRFAX COUNTY GIS TOPOGRAPHY/STORM PIPES, WERE UTILIZED TO FINALIZE THE ADEQUATE OUTFALL STUDY ON THIS SHEET.

THE OUTFALL FOR THE SITE (0.63 ACRES) GOES TO THE SOUTHEAST. THE OUTFALL STUDY CAN BE CONCLUDED WHEN THE TOTAL AREA TO THE OUTFALL SYSTEM MEETS OR EXCEEDS THIS AMOUNT (83 ACRES). THE WATER FOR THIS OUTFALL AREA IS CAPTURED BY EXISTING CURB INLETS OR SHEET FLOWS TO PAVEMENT AT THE LIMITS OF DISTURBANCE.

THE WATER FROM WITHIN THE LOD EVENTUALLY ENTERS THE EXISTING PIPE SYSTEM DEPICTED ON THE OUTFALL MAP, THIS SHEET. THE FLOW PATH FOR OUTFALL TRAVELS TO THE SOUTHEAST UNTIL IT REACHES AN EXISTING STORMWATER STRUCTURE. A TOTAL OF APPROXIMATELY 70 ACRES IS IN THE OUTFALL SYSTEM AT THIS POINT THIS EXCEEDS THE 100X REQUIREMENT TO END THE OUTFALL STUDY (70 ACRES/63 ACRES = 111X). A DETAILED ANALYSIS OF PIPE CAPACITY PER PFM REQUIREMENTS (90% RULE - PFM SECTION 06-0203.2A) WILL BE PROVIDED AT TIME OF SITE PLAN.



YEAR STORM	Tc	INTENSITY (IN/HR)	SITE AREA (AC.)	IMPERVIOUS PRE (AC.)	IMPERVIOUS POST (AC.)	WEIGHTED C FACTOR (PRE DEVELOPED)	WEIGHTED C FACTOR (POST DEVELOPED)	PRE DEVELOPED RELEASE RATE (CFS)	POST DEVELOPED RELEASE RATE (CFS)
2	5 MIN	5.45	0.63	0.43	0.45	0.73	0.76	2.53	2.63
10	5 MIN	7.27	0.63	0.43	0.45	0.73	0.76	3.37	3.51

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

BOHLER ENGINEERING

CORPORATE OFFICE:
WARREN, NJ

OFFICES:
SOUTH BRIDGE, MA
TOWSON, MD
ALBANY, NY
WILKES BARRE, PA
PORT LANSBURG, VA
PORT LANSBURG, VA
PORT LANSBURG, VA

SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CIVIL & CONSULTING ENGINEERS

REV	DATE	COMMENT	BY
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6	04/02/13	REV. PER COUNTY COMMENTS	NTG
7	04/22/13	REV. BUILDING ARCHITECTURE	NTG

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: S107519
DRAWN BY: NTG
CHECKED BY: MJO
DATE: 03/22/12
SCALE: AS NOTED
CAD I.D.: SEZ

SPECIAL EXCEPTION PLAT FOR

LOCATION OF SITE
7230 ARLINGTON BOULEVARD
PROVIDENCE DISTRICT
FALLS CHURCH
FAIRFAX COUNTY, VIRGINIA

BOHLER ENGINEERING

22636 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com

COMMONWEALTH OF VIRGINIA

PROFESSIONAL ENGINEER

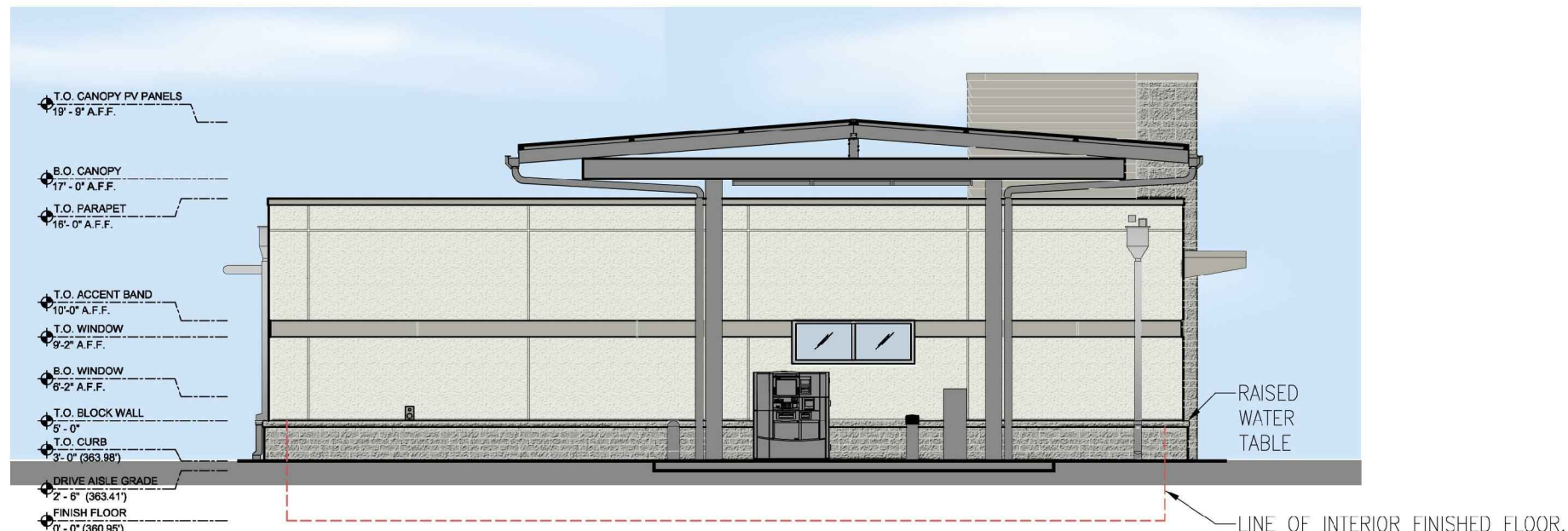
Michael J. O'Hara Jr.
Lic. No. 34168
05/30/13

SHEET TITLE:
PRELIMINARY STORMWATER MANAGEMENT PLAN

SHEET NUMBER:
5
OF 6



1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 NORTH ELEVATION
SCALE: 1/8"=1'-0"

DRIVE THRU OPTION 2



TD FALLS CHURCH
7230 ARLINGTON BLVD.
FALLS CHURCH, VA 22042

Bergmann
associates
architects // engineers // planners

SIGNAGE COMPLIANCE

THE FOLLOWING INFORMATION IS BASED ON A REVIEW OF THE LOCAL ZONING CODE REGARDING SIGNAGE REGULATIONS. ALL RECOMMENDATIONS ARE SUBJECT TO LANDLORD AND GOVERNING JURISDICTION REVIEW AND APPROVAL.

SITE ZONING: C-5 NEIGHBORHOOD RETAIL

SIGNAGE ORDINANCE:

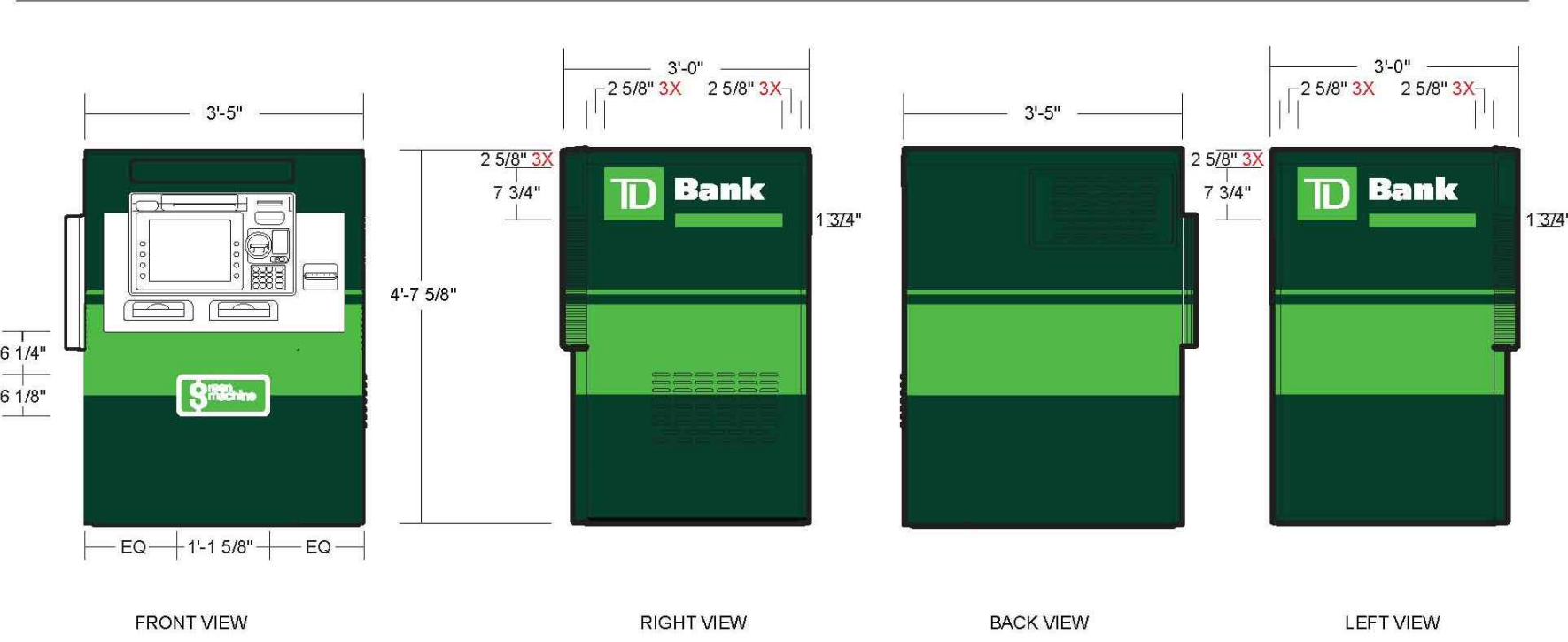
WALL SIGN AREA: 1.5 SF/LF OF FRONTAGE FOR THE FIRST 100'-0", 1 SF/LF OF FRONTAGE IN EXCESS OF 100'-0"

PROPOSED BUILDING SIGNAGE:

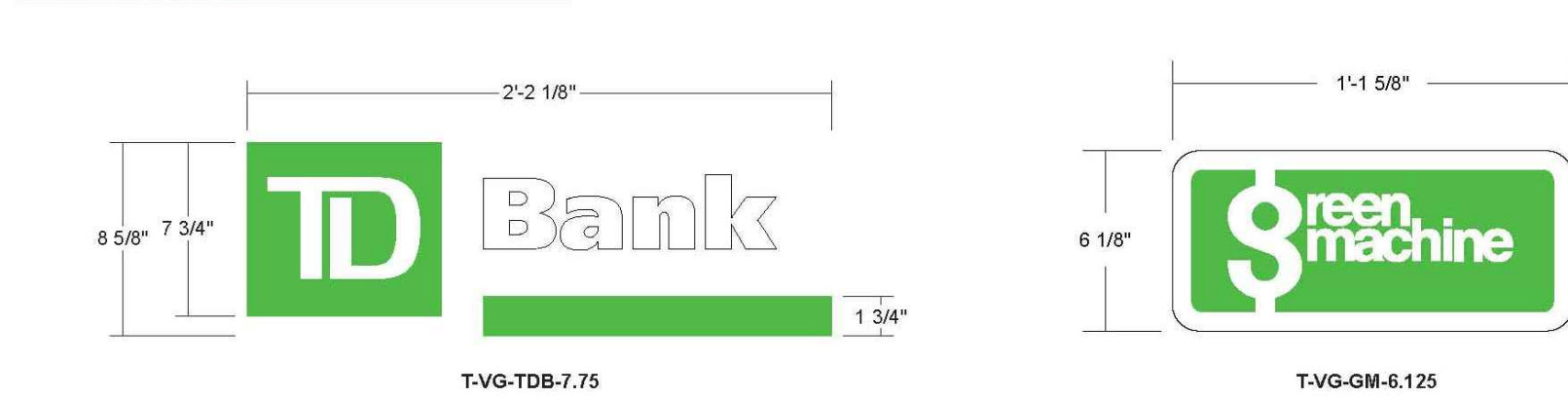
LOCATION	PROPOSED SIGNAGE MODEL NUMBER	SIGNAGE S.F.	ILLUM.	S.F. ALLOWED	ILLUM. ALLOWED	VARIANCE REQUIRED
S	TD-BS.0005 (T-WS-SH-4)	17.79	Y	Y	Y	N
S	TD-CL.0009 (T-CL-3H)	34.15	Y	Y	Y	N
W	TD-BS.0005 (T-WS-SH-4)	17.79	Y	70.125	Y	N
N	NONE	0	N/A	N/A	N/A	N/A
E	NONE	0	N/A	N/A	N/A	N/A

SITE I.D. SIGN: MONUMENT- SIZE TBD BY CIVIL
TOTAL PROPOSED BUILDING SIGNAGE:
WALL: 69.73 SF FREESTANDING: TBD
ATTORNEY APPROVAL RATING:

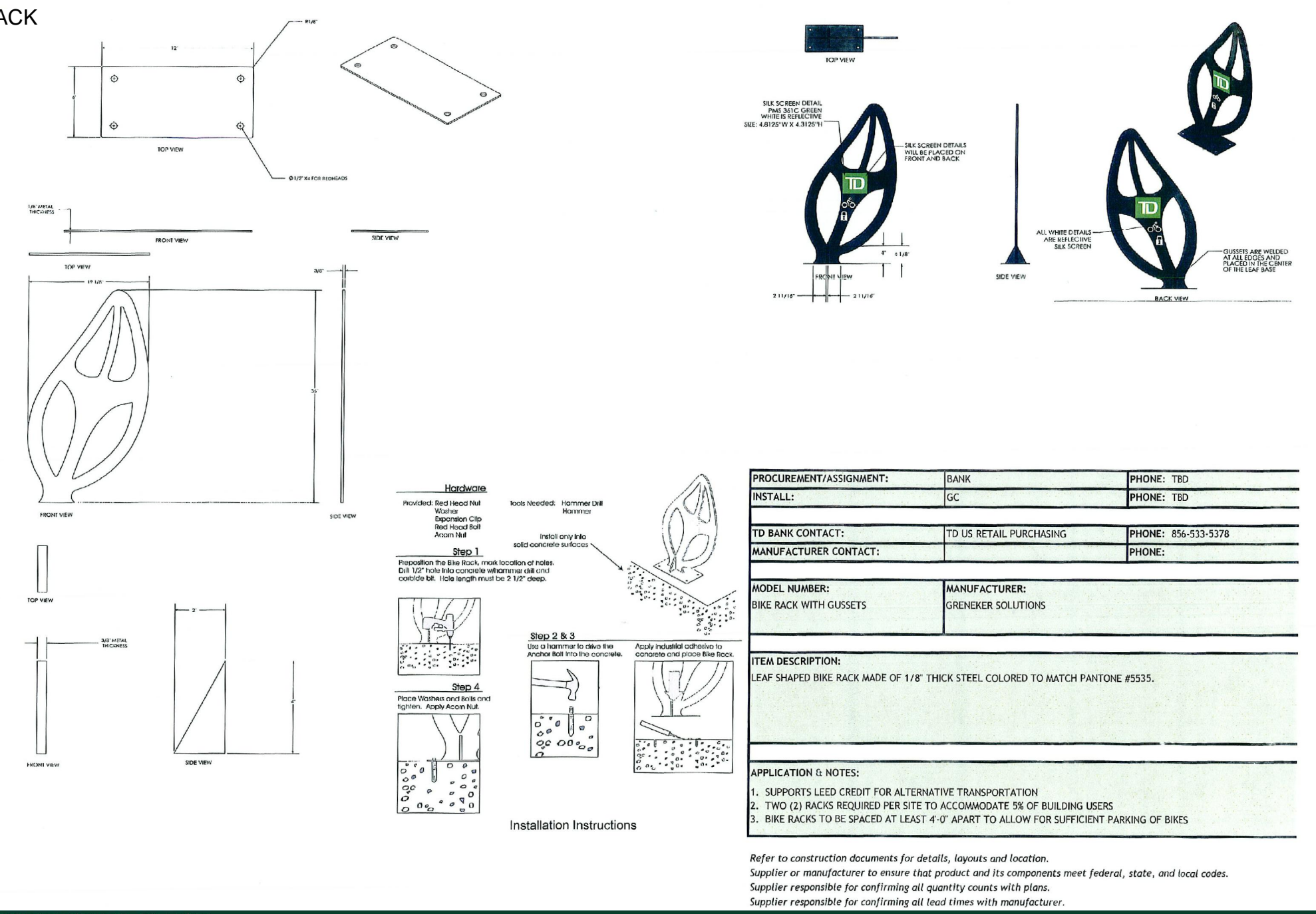
NCR 6638 Exterior Remote ATM - Vinyl Wrap & Graphic Placement



NCR 6638 - Vinyl Graphics

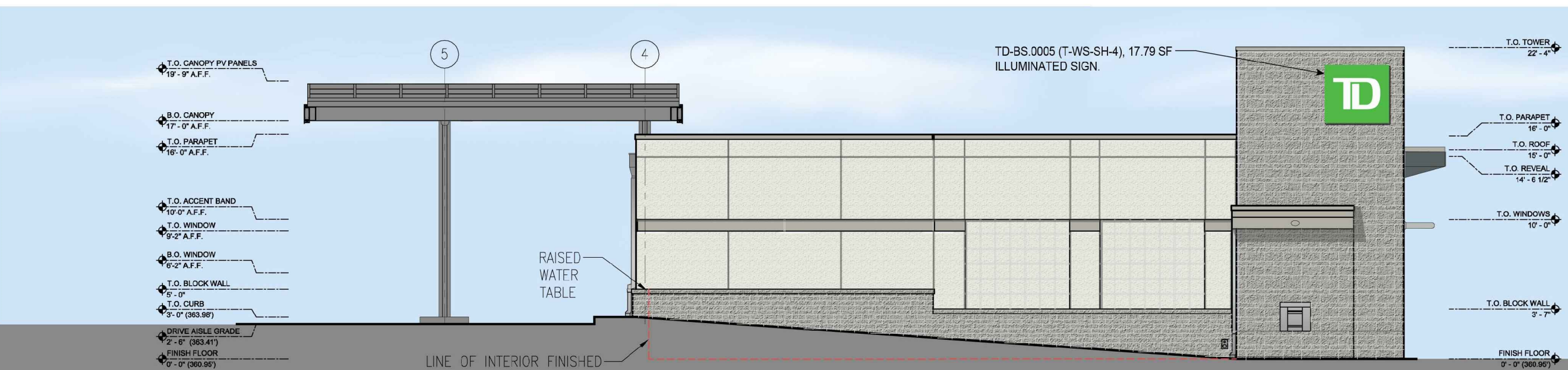


BIKE RACK

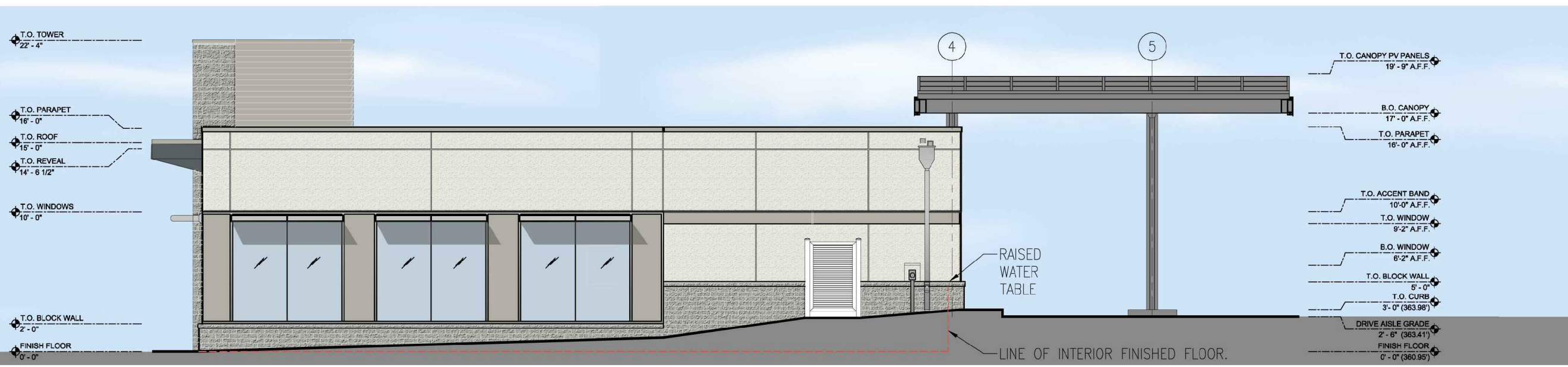


SECONDARY SIGNAGE - EXTERIOR

pg 130



3 WEST ELEVATION
SCALE: 1/8"=1'-0"



4 EAST ELEVATION
SCALE: 1/8"=1'-0"

DRIVE THRU OPTION 2



TD FALLS CHURCH
7230 ARLINGTON BLVD.
FALLS CHURCH, VA 22042

Bergmann
associates
architects // engineers // planners

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND ALL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

BOHLER ENGINEERING

CORPORATE OFFICE:
WARREN, NJ

OFFICES:
SOUTH BRIDGE, MA
ALBANY, NY
CENTER VALLEY, PA
PORT LAUDERDALE, FL

PROJECT MANAGERS:
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CIVIL & CONSULTING ENGINEERS
SURVEYORS

1000 ROUTE 100, SUITE 200, WARREN, NJ 07059
TEL: 908.881.1100 FAX: 908.881.1101
WWW.BOHLENERENGINEERING.COM

REV	DATE	COMMENT	BY
1	05/17/12	REV. PER COUNTY COMMENTS	NTG
2	09/26/12	REV. PER COUNTY COMMENTS	NTG
3	12/04/12	REV. PER COUNTY COMMENTS	NTG
4	02/20/13	REV. PER CLIENT COMMENTS	NTG
5	03/22/13	REV. PER COUNTY COMMENTS	NTG
6	04/02/13	REV. PER COUNTY COMMENTS	NTG
7	04/22/13	REV. BUILDING ARCHITECTURE	NTG

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE, IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811
(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-368-6869)

SPECIAL EXCEPTION PLAT
FOR

PROJECT No.: S107519
DRAWN BY: NTG
CHECKED BY: MJO
DATE: 03/22/12
SCALE: NTS
CAD I.D.: SD7

LOCATION OF SITE
7230 ARLINGTON BOULEVARD
PROVIDENCE DISTRICT
FALLS CHURCH
FAIRFAX COUNTY, VIRGINIA

BOHLER ENGINEERING

22636 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com

COMMONWEALTH OF VIRGINIA
MICHAEL J. O'HARA, JR.
Lic. No. 34168
05/30/13
PROFESSIONAL ENGINEER

BUILDING ELEVATIONS/ SITE DETAILS

SHEET NUMBER: 6
OF 6

*EXAMPLE TEXT ONLY
NOTE: Sign face dimensions/areas shown for reference only. Actual layout to be coordinated with architect and engineer as per project design intent and/or applicable codes.

PROPOSED DEVELOPMENT CONDITIONS**SE 2012-PR-012****June 3, 2013**

If it is the intent of the Board of Supervisors to approve SE 2012-PR-012, located at 7230 Arlington Boulevard, Tax Map 50-3((5))(5)-501, for a drive-in financial institution, pursuant to Sect. 4-504 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

GENERAL:

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception Amendment is subject to the provision of Article 17, Site Plans as may be determined by the Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat entitled "Special Exception Plat for TD" prepared by Bohler Engineering, which is dated March 22, 2012 and revised through May 22, 2013 and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of this Special Exception and the Non-Residential Use Permit shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

OPERATIONAL:

5. Hours of operation of the bank shall not exceed 8:00 a.m. to 8:00 p.m. Monday through Friday, 8:00 a.m. to 3:00 p.m. on Saturdays, and 12:00 a.m. to 4:00 p.m. on Sundays.
6. There shall be a maximum of seven employees on-site at any one time.

ENVIRONMENTAL:

7. Prior to site plan approval, the applicant must perform a Phase I EPA assessment on the site and remediate any revealed contamination to the satisfaction of the Virginia Department of Environmental Quality (DEQ).

ARCHITECTURAL:

8. Architectural elevations and building materials shall be in substantial conformance with those shown on the SE Plat.
9. All retaining walls shall incorporate split-face Concrete Masonry Unit (CMU) materials similar to the building façade.

LANDSCAPING:

10. Landscaping and sidewalk treatments shall be provided as generally shown on the Special Exception Plat, subject to review and approval of the Urban Forestry Management Division of the Department of Public Works and Environmental Services (DPWES).

TRANSPORTATION:

11. Prior to issuance of a Non-RUP, a 23-foot wide interparcel access easement shall be recorded, as depicted on the SE plat, to provide future access to the parcel to the east.
12. Prior to issuance of a Non-RUP, the applicant shall grant an easement to provide public access to the sidewalk along Graham Road. Such easement shall be subject to a private maintenance agreement in a form acceptable to the County Attorney.
13. Two drive-thru lanes shall be open to provide adequate vehicle stacking at all times.
14. The location and orientation of the retaining walls and sidewalk at the northwest corner of the site, from the Graham Road access north, shall be subject to FCDOT and VDOT review and approval at site plan.
15. Final layout of bicycle rack location and orientation shall be subject to FCDOT approval at site plan.

STORMWATER:

16. Stormwater management/BMP facilities shall be determined by DPWES to meet all PFM requirements prior to final site plan approval, regardless of any waiver requests.

SIGNAGE/LIGHTING:

17. All signage shall comply with the provisions of Article 12 of the Zoning Ordinance.
18. No freestanding commercial signs, other than the 20' pylon sign depicted on the SE plat, shall be permitted. Bank logos or other advertising shall not be placed on any directional signage.
19. All lighting, including streetlights, security lighting, signage lighting (during the allowed hours as listed within these conditions) and pedestrian or other incidental lighting, shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.

GREEN BUILDING:

20. A. The Applicant shall include, as part of the site plan submission and building plan submission for the building, a list of specific credits within the most current version of the U. S. Green Building Council's Leadership in Energy and Environmental Design — New Construction (LEED®-NC) rating system, or other LEED rating system determined to be applicable to the financial institution by the U. S. Green Building Council (USGBC), that the Applicant anticipates attaining. At least one principal participant of the Applicant's project team shall be a Licensed Architect, Licensed Landscape Architect, or Professional Engineer, and a LEED Accredited Professional, and such professional shall provide certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list are expected to meet at least the minimum number of credits necessary to attain LEED certification for the financial institution.

B. Prior to approval of the site plan, the applicant will post a "green building escrow," in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$70,000. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of certification, by the U.S. Green Building Council, under the most current version of the LEED®-NC rating system or other LEED rating system determined, by the U.S. Green Building Council, to be applicable to the building. The provision to the Environment and Development Review Branch of DPZ, within two years of issuance of the RUP/non-RUP for the building, of documentation from the U.S. Green Building Council that the building has attained LEED certification will be sufficient to satisfy this commitment.

C. If the applicant provides to the Environment and Development Review Branch of DPZ, within two years of issuance of the RUP/non-RUP for the building, documentation demonstrating that LEED certification for the building has not been attained but that the building has been determined by the U.S. Green Building Council to fall within three points of attainment of LEED certification, 50% of the escrow will be released to the applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

D. If the applicant fails to provide, within two years of issuance of the RUP/non-RUP for the building, documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification or demonstrating that the building has fallen short of certification by three points or less, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted as evidenced by the issuance of a Non-Residential Use Permit for the use. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.